



- 3 Bed First Floor Tyneside Flat
- Lounge with Fireplace
- South Facing Rear Yard/Patio
- EPC: D Council Tax Band: A

- Available Unfurnished
- Fitted Kitchen
- Ideal for a Professional Couple/Small Family

- Great Location
- Bathroom/WC with Shower
- Convenient for Gosforth High Street



This 3 bedroomed end terraced, first floor Tyneside flat is ideally situated, within easy reach of Gosforth High Street. Available unfurnished and with children welcome, the Entrance Hall has stairs to the First Floor Landing. There is a recessed fireplace and a storage cupboard to the Lounge, with the Kitchen fitted with a range of wall and base units with sink unit, split level oven, 4 ring gas hob, fridge/freezer, washer and combi boiler. Bedroom 1 is to the front with an ornate cast iron and tiled fireplace within a painted surround and an ornate corniced ceiling. Bedroom 2 has a cast iron fireplace and is to the rear. Bedroom 3 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, roll top bath with rainhead and hand held showers, screen, fully tiled walls and floor and a chrome towel warmer.

Externally, there is a South facing Rear Yard/Patio with up and over door and artificial lawn.

This property is well placed for local amenities including schools for all ages and a wide selection of pubs, restaurants, cafes and shops on the High Street. There are excellent road and public transport links, including the Metro system, for ease of access into the city and throughout Tyneside.

#### Entrance Hall

#### First Floor Landing

Lounge 15'9 x 13'1 (4.80m x 3.99m)

Kitchen 12'1 x 6'7 (3.68m x 2.01m)

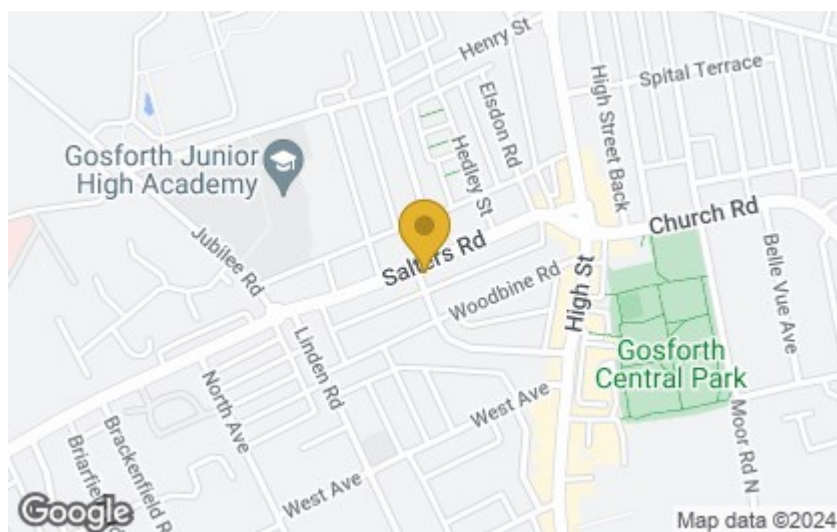
Bedroom 1 14'6 x 13'0 (4.42m x 3.96m)

Bedroom 2 10'2 x 7'11 (3.10m x 2.41m)

Bedroom 3 9'0 x 7'8 (2.74m x 2.34m)

Bathroom/WC 7'0 x 6'6 (2.13m x 1.98m)

#### Rear Hall



Energy Performance: Current Potential

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.